



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-023773-26

In the matter of: Basement, 21 DURRELL CRT
HAMILTON ON L9A 5H5

Between: Priyanka Patel Landlords
Meetkumar Patel

And

Dilsher Singh Tenants
Kamaldeep Kaur

Priyanka Patel and Meetkumar Patel (the 'Landlords') filed an L1 application for an order to terminate the tenancy and evict Dilsher Singh and Kamaldeep Kaur (the 'Tenants') based on a form N4 notice of termination because the Tenants did not pay the rent that the Tenants owe.

A hearing took place at the Landlord and Tenant Board on May 27, 2026 via video teleconference on VC line 113. The Landlords attended. The Tenant Dilsher Singh attended and was self-represented. Kamaldeep Kaur the other Tenant in this matter was not in attendance, however Dilsher Singh confirmed that he had authority to reach an agreement on behalf of Kamaldeep Kaur.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

The parties before the LTB consented to the following order.

On consent, it is ordered that:

1. The tenancy is terminated as of July 31, 2026. The Tenants shall vacate the unit on or before that date.

If the unit is not vacated on or before July 31, 2026, then starting August 1, 2026, the Landlords may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlords, on or after August 1, 2026.

The Tenants shall pay the Landlords \$59.18 per day in compensation for the use of the unit from August 1, 2026 to the date the Tenants vacate the unit.

2. The last month's rent deposit in the partial amount of \$1,100.00 is applied to the period of July 2026 such that the remaining differential balance owing is \$700.00 (current lawful monthly rent of \$1,800.00 – partial last month's rent deposit of \$1,100.00 = \$700.00).

On or before July 1, 2026 the Tenants shall pay the remaining outstanding balance of \$700.00 for the period of July 2026.

3. The Tenants owe to the Landlords the total sum of arrears of \$7,386.00 which includes the application filing fee of \$186.00 and represents the total arrears owing up to and including May 31, 2026 as of today's date of May 27, 2026.
4. On or before June 30, 2026 the Tenants shall pay the full sum of arrears of \$7,386.00.
5. On or before June 1, 2026 the Tenants shall pay lawful monthly rent on time and in full.
6. On July 1, 2026 if the Tenants default on any one of the payments noted in paragraph(s) 2, 4, and/or 5, then at the time of default any outstanding balances shall become immediately due and payable and simple interest will begin to accrue on any balances owing pursuant to the Courts of Justice Act.

June 2, 2026
Date Issued

Chris Jackson
Hearing Officer, Landlord and Tenant Board
15 Grosvenor Street, Ground Floor
Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on February 1, 2027 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.